



CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: March 25, 2008

TO: Mayor and Councilmembers
Chairperson and Boardmembers

FROM: Engineering Division, Public Works Department
Housing and Redevelopment Division, Community Development
Department

SUBJECT: Contract For Construction For The Plaza Vera Cruz Park
Improvements Project

RECOMMENDATION:

- A. That the Agency Board increase appropriations in the Agency's 2003A Bond Fund by \$160,708 for the Plaza Vera Cruz Park Improvements Project (Project), funded from the Agency's Capital Project Contingency Account;
- B. That the Agency Board authorize the expenditure of \$440,356 for the construction of the Plaza Vera Cruz Park Improvements;
- C. That Council award and authorize the Public Works Director to execute a contract with V. Lopez Junior and Sons, Inc., in their low bid amount of \$392,556, for construction of the Project, Bid No. 3472, and approve expenditures up to \$39,000 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment;
- D. That Council authorize the Public Works Director to execute a contract with Flowers & Associates, Incorporated, (Flowers) in the amount of \$5,000, for construction support services, and to approve expenditures of up to \$500 for extra services of Flowers that may result from necessary changes in the scope of work;
- E. That Council authorize the General Services Manager to issue a Purchase Order to Fugro West, Incorporated, (Fugro West) in the amount of \$3,000 for material testing services, and to approve expenditures of up to \$300 for extra services of Fugro West that may result from necessary changes in the scope of work; and
- F. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for Funding of Capital Improvements at Plaza Vera Cruz Park.

REVIEWED BY: _____ Finance _____ Attorney

Agenda Item No. _____

EXECUTIVE SUMMARY:

Eight bids were received for the Plaza Vera Cruz Park Improvements Project with the lowest bidder being V. Lopez Junior and Sons, Inc. Design services were provided by Flowers and staff recommends they provide construction support services during the construction portion of the Project.

To construct these improvements, staff recommends Council authorize the Public Works Director to accept the low bid and enter into a contract with V. Lopez Junior and Sons, Inc., and Flowers. Staff also recommends that Council authorize the General Services Manager to issue a Purchase Order to Fugro West for material testing services. To fund the construction project, staff recommends that the Redevelopment Agency Board increase appropriations in the Redevelopment Agency's 2003A Bond Fund by \$160,708, per recommendation A.

DISCUSSION:

BACKGROUND

Plaza Vera Cruz was set aside as one of Santa Barbara's four original public plazas in 1855. In 1870, the park became the first public playground for school children and included the construction of a fence and tree plantings. In the early 1900s, the Santa Barbara Women's Club and Santa Barbara Civic League raised funds to improve the playground and to provide organized physical fitness instruction for local children. In 1951, the Santa Barbara Kiwanis Club constructed a youth building at the north end of the park, which was converted to the current Head Start daycare facility in 1970.

In 2002, the Parks and Recreation Department received a grant from the California Integrated Waste Management Board to purchase and install play equipment constructed of recycled materials. The play equipment installation was completed in February 2003 and started a conceptual design process that included two community meetings held in June 2003. The citizen comments received at those meetings contributed to the design of the Plaza Vera Cruz Park Improvements Project.

PROJECT DESCRIPTION

The Project consists of construction of a new asphalt park service road, concrete maintenance driveway, accessible concrete pathways and sitting areas, replacement of old wood utility pole bollards with steel posts and chain, cast iron benches, trash receptacles, irrigation, landscape beds and trees, and ten pedestrian light poles. This priority project will significantly improve safety, access, and beautify the area by replacing the deteriorated infrastructure at Plaza Vera Cruz Park in the Lower Eastside neighborhood.

CONTRACT BIDS

A total of eight bids were received for the subject work, ranging as follows:

	BIDDER	BID AMOUNT
1.	V. Lopez Jr. & Sons, Inc., Santa Maria	\$392,556.00
2.	Elevation General Engineering Contractors Inc., Santa Maria	\$407,076.00
3.	Lash Construction, Inc., Santa Barbara	\$411,446.00
4.	Berry General Engineering Contractors, Inc., Ventura	\$412,643.50
5.	Nye & Nelson, Inc., Ventura	*\$412,935.75
6.	Peter Lapidus Construction, Carpinteria	\$415,054.00
7.	Souza & Peterson Construction Company Inc., Nipomo	\$430,688.00
8.	Western Group Inc., Woodland Hills	\$479,045.00
		<i>*corrected bid total</i>

The low bid of \$392,556, submitted by V. Lopez Junior and Sons, Inc., is an acceptable bid that is responsive to and meets the requirements of the bid specifications.

This bid is 3% below the engineer's estimate of \$407,585.06. The change order funding recommendation of 10%, or \$39,000, is typical for this type of work and size of project.

CONSTRUCTION PHASE CONTRACT SERVICES

Staff recommends that Council authorize the Public Works Director to execute a contract with Flowers in the amount of \$5,000, including \$500 for extra services, for construction support services. Flowers is on the City's Prequalified Engineering Services list and is experienced in this type of work.

Staff recommends that Council authorize the General Services Manager to issue a Purchase Order to Fugro West in the amount of \$3,000, including \$300 for extra services, for material testing services. Fugro West is on the City's Prequalified Engineering Services list and is experienced in this type of work.

ESTIMATED TOTAL PROJECT COST

Design Costs	
Design (by Contract)	\$57,163
Other Design Costs (City Staff)	\$37,299
Total Design Cost	\$94,462

Estimated Construction Costs	
Construction Contract	\$392,556
Construction Change Order Allowance	\$39,000
Construction Management/Inspection (by City staff)	\$30,000
Construction Support and Material Testing Services (by Contract)	\$8,800
Other Construction Costs (permits, wood bollard disposal)	\$8,885
Estimated Total Construction Cost	\$479,241
TOTAL	\$573,703

FUNDING

The following summarizes the funding required and appropriations requested in this report:

PROJECT FINANCE SUMMARY

Current Funding	
Plaza Vera Cruz Park Improvements	\$270,933
RDA-Funded Integrated Pest Management Funds	\$30,600
Santa Barbara Beautiful Grant	\$17,000
Current Total Funding	\$318,533
Estimated Total Construction Cost	\$479,241
Current Total Funding	(\$318,533)
FUNDING SHORTFALL/REQUESTED APPROPRIATION	\$160,708

The Project was included in the RDA's Fiscal Year 2001 budget at a funding level of approximately \$78,000. Based on input from Parks and Recreation Department staff, an additional appropriation from the 2003A Bond Fund was included at the Agency's Special Meeting of January 27, 2005, bringing the total Project allocation to \$340,000. Currently, the Plaza Vera Cruz Park Improvements account has a balance of approximately \$270,933. As part of the Fiscal Year 2007 RDA budget, the Agency Board approved a total of \$156,000 for Integrated Pest Management (IPM) improvements at various parks in the Agency's Project Area. A total of \$30,600 of that \$156,000 was set aside for Integrated Pest Management (IPM) improvements at Plaza Vera Cruz Park, and these funds will be used to cover the costs for IPM improvements, including concrete mow strips, trash receptacles, grow and kill, weed barrier, and root barriers. The Santa Barbara Beautiful organization has granted \$17,000 to the Parks and Recreation Department to cover a portion of the cost for ornamental plantings for

this Project. These additional funding sources bring the current Project funding total to \$318,533.

The estimated total construction cost for the project is \$479,241, leaving an unfunded balance of \$160,708.

Staff recommends that the RDA increase appropriations in the Redevelopment Agency's 2003A Bond Fund by \$160,708 for the Project, funded from the Agency's Capital Project Contingency Account. The Account currently has a balance of \$4,558,000. Therefore, sufficient funding exists to fund the shortfall.

The following summarizes the contract expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Plaza Vera Cruz Park Improvements Project	\$392,556	\$39,000	\$431,556
Construction Support Services	\$5,000	\$500	\$5,500
Material Testing Services	\$3,000	\$300	\$3,300
Total Recommended Contract Authorization			\$440,356

HEALTH AND SAFETY CODE SECTION 33445

California Community Redevelopment Law Section 33445 does allow, with the consent of the legislative body, the funding of projects on property that is publicly-owned if the project meets certain findings. The redevelopment of Plaza Vera Cruz Park meets all the required findings in Health and Safety Code Section 33445 because the proposed improvements are on publicly-owned land, are of benefit to the Central City Redevelopment Project Area, as they will generate additional pedestrian activity by locals and tourists, and add to the attractive environment of the Project Area. No other reasonable means of financing the improvements are available. In addition, the improvements to the site will eliminate blighting conditions inside the Project Area by encouraging pedestrian activity in and around the site. An increase in these activities improves the vitality of the Project Area by encouraging economic activity by locals and visitors, which leads to additional public and private improvements, and thereby eliminates blight and the conditions that lead to blight.

SUSTAINABILITY IMPACT:

The sustainability impact of the project includes the removal and disposal of wood utility bollards that had been treated with hazardous creosote liquid, construction of concrete mow strips to reduce time and energy required for turf maintenance, installation of landscape irrigation and plants that comply with Water Conservation Requirements for New Construction and Renovations at City Facilities, and installation of lights with Smartseal™ energy saving technology.

PREPARED BY: Joshua N. Haggmark, Acting Principal Civil Engineer/AH/mj
Brian Bosse, Acting Housing and Redevelopment Manager

SUBMITTED BY: Paul Casey, Acting Public Works Director
Dave Gustafson, Acting Community Development Director

APPROVED BY: City Administrator's Office